

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Lynwood**

State: **CA**

PJ's Total HOME Allocation Received: **\$9,047,989**

PJ's Size Grouping*: **C**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 92			
% of Funds Committed	95.62 %	92.79 %	21	92.82 %	72	73	
% of Funds Disbursed	82.66 %	81.26 %	39	82.38 %	40	39	
Leveraging Ratio for Rental Activities	0	5.53	83	4.55	0	0	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	73.66 %	1	80.69 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	41.88 %	60.31 %	63	67.01 %	16	14	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	80.00 %	77.64 %	53	79.23 %	35	38	
% of 0-30% AMI Renters to All Renters***	53.33 %	41.54 %	26	44.47 %	63	67	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.33 %	91.23 %	37	93.93 %	42	48	
Overall Ranking:				In State:	50 / 92	Nationally: 29 28	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$28,850	\$31,525		\$24,984	60 Units	22.10 %	
Homebuyer Unit	\$63,992	\$19,017		\$14,192	27 Units	9.90 %	
Homeowner-Rehab Unit	\$9,431	\$26,126		\$20,036	185 Units	68.00 %	
TBRA Unit	\$0	\$2,779		\$3,164	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Lynwood CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$28,850	\$175,295	\$9,431
State:*	\$117,655	\$105,717	\$26,671
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.06

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	25.4	3.7	10.8	0.0
Black/African American:	33.9	29.6	38.9	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	1.7	0.0	0.5	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	1.1	0.0
Other Multi Racial:	0.0	0.0	0.5	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	39.0	66.7	48.1	0.0
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HOUSEHOLD SIZE:

1 Person:	62.7	3.7	16.2	0.0
2 Persons:	5.1	3.7	25.4	0.0
3 Persons:	8.5	22.2	10.8	0.0
4 Persons:	5.1	25.9	24.9	0.0
5 Persons:	15.3	14.8	13.0	0.0
6 Persons:	0.0	11.1	5.9	0.0
7 Persons:	3.4	11.1	2.2	0.0
8 or more Persons:	0.0	7.4	1.6	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	10.2	11.1	10.3	0.0
Elderly:	59.3	0.0	35.7	0.0
Related/Single Parent:	3.4	11.1	14.6	0.0
Related/Two Parent:	25.4	74.1	34.6	0.0
Other:	1.7	3.7	4.9	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	100.0	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state



** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Lynwood State: CA Group Rank: 29
 (Percentile)
 State Rank: 50 / 92 PJs Overall Rank: 28
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	41.88	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	80	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	98.33	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	5.5	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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